

Planning Commission – Public Hearing

December 3, 2014

Broadmoor – Broadway Village Neighborhood Plan, PA-13-01



Planning and Development Services

December 3, 2014

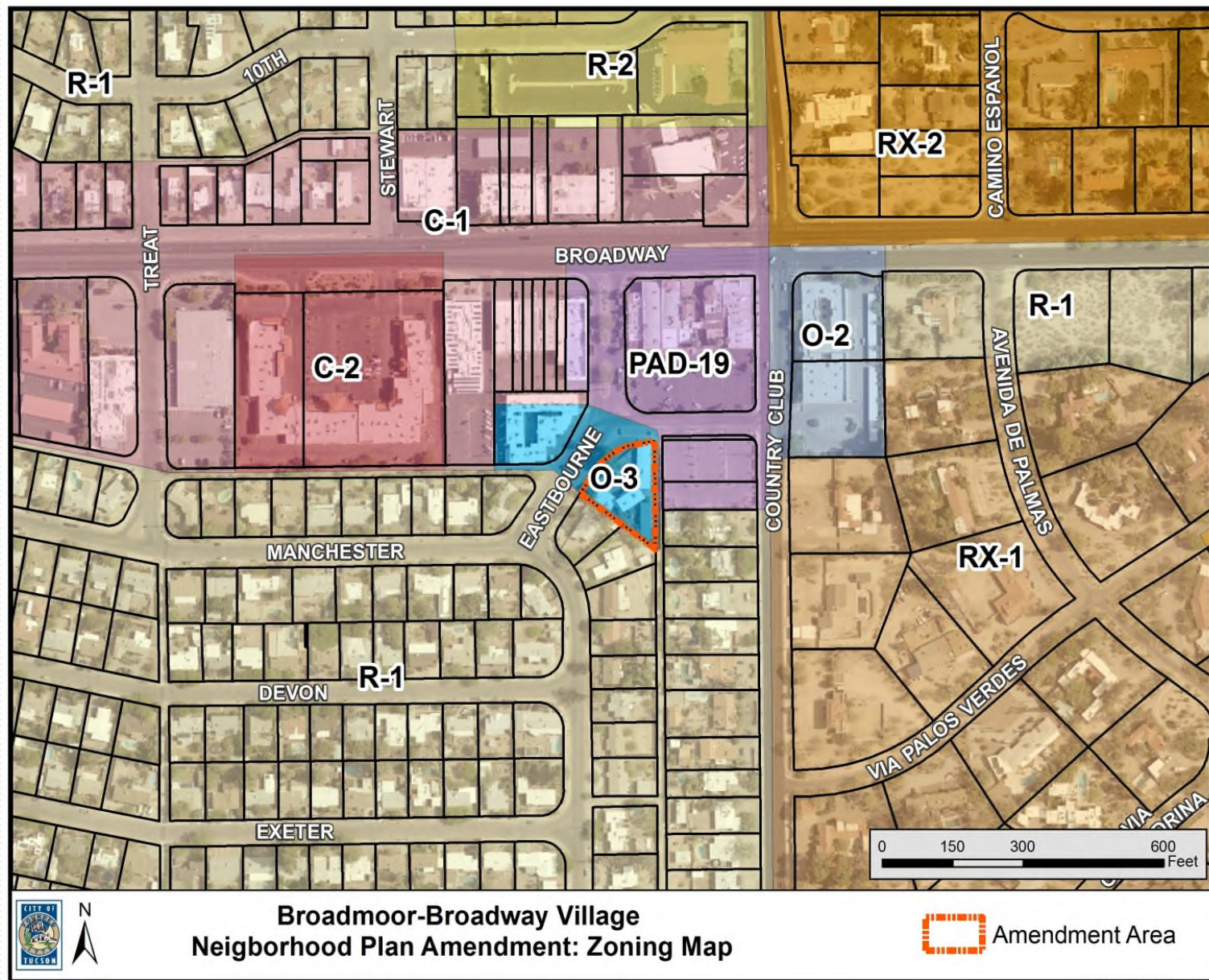
Issue: Request to amend the *Arroyo Chico Area Plan (ACAP)* and the *Broadmoor-Broadway Village Neighborhood Plan (BBVNP)* to allow a parking use designation for the 21,780 square-foot parcel at the southeast corner of Eastborne and Manchester.



Broadmoor-Broadway Village Neighborhood Plan Amendment: Site Detail



Amendment Area

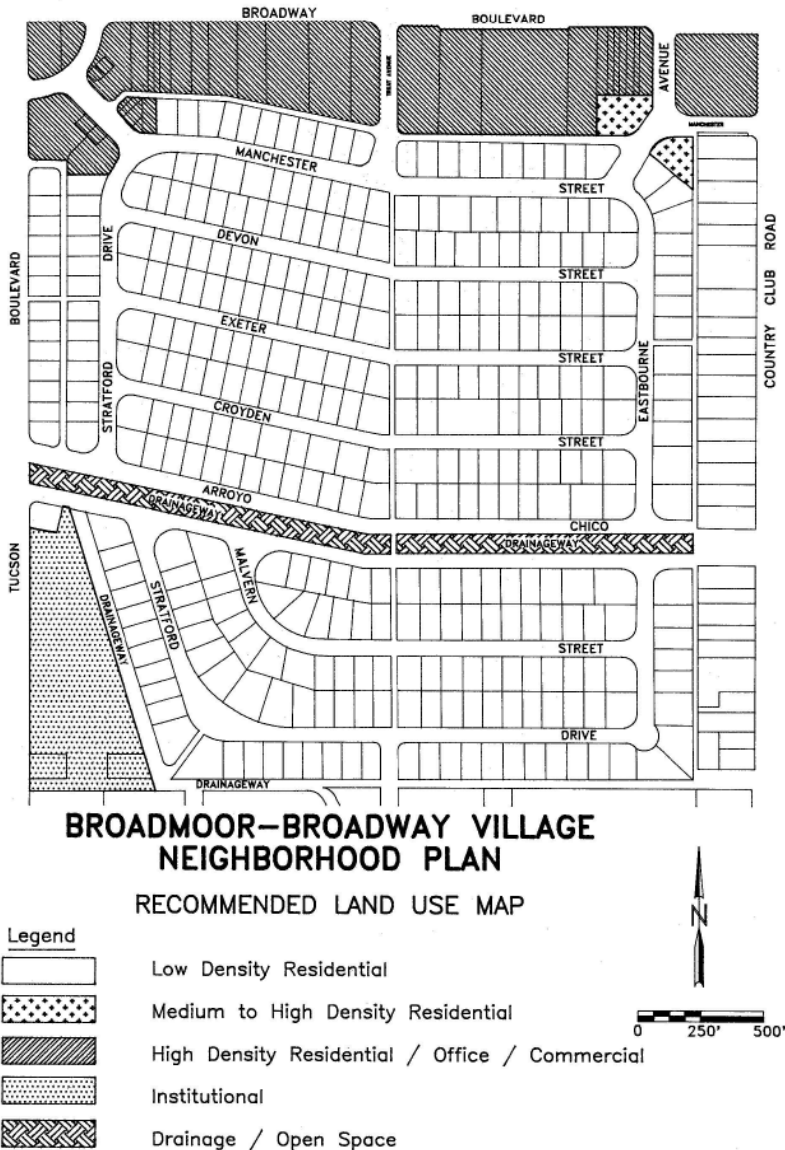


- Current Zoning: 0-3 (Office)
- Proposed Zoning: P (Parking)



- Existing *ACAP* map designates amendment area parcel as Low to Medium Residential



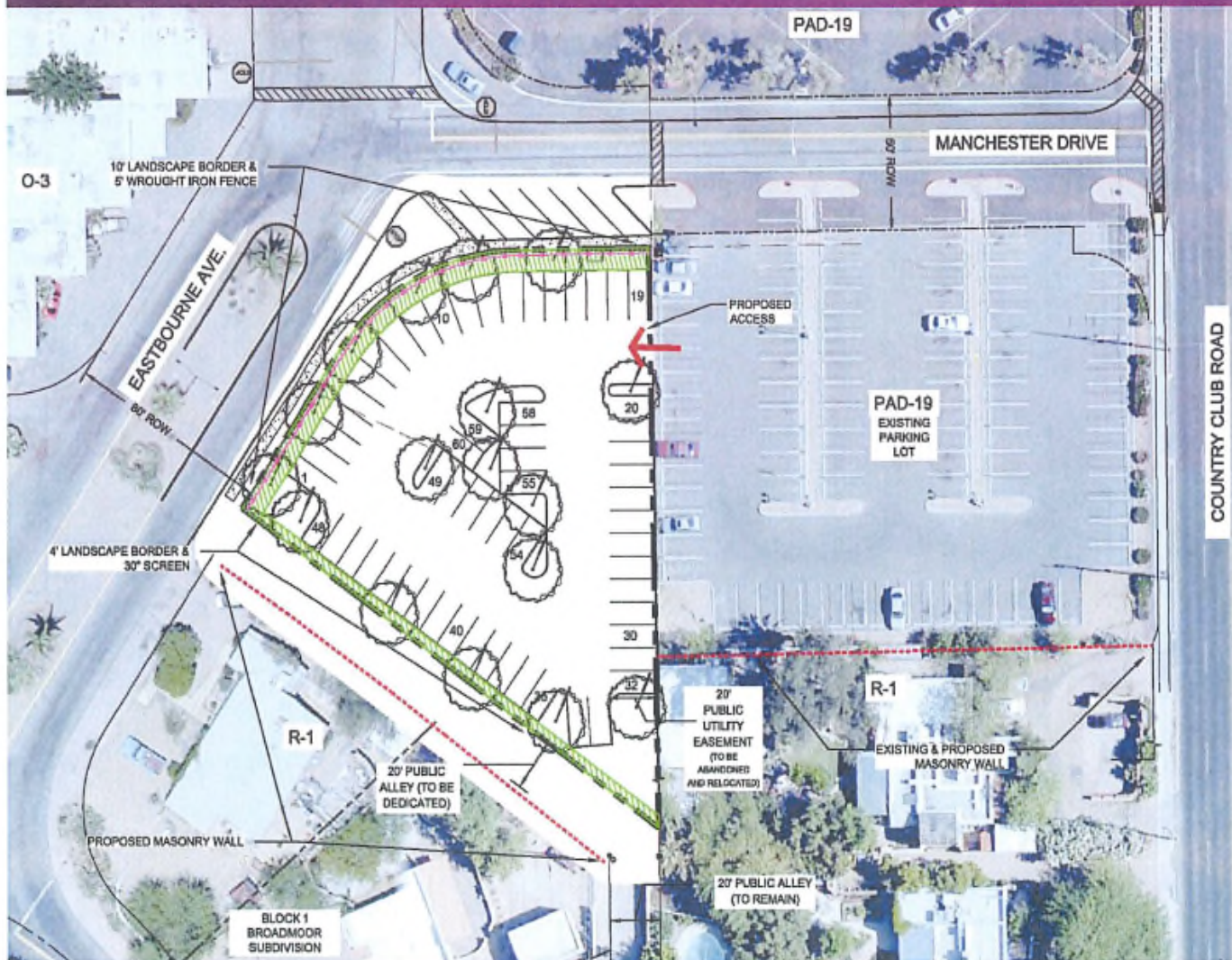


- Existing *BBVNP* map designates amendment area parcel as Medium to High Residential
- Existing *BBVNP* Nonresidential Policy I.C. prohibits the rezoning of abutting residential uses to parking areas for the expansion of commercial uses.

Intent Statement

The intent of the non-residential policies is to ensure compatibility of commercial/office development with the single-family residential neighborhood in the Broadmoor-Broadway Village neighborhood area. The policies in this section are to be used in conjunction with the Compatible Design Section criteria.

- Policy I:** Allow new commercial/office development to locate as shown on the Recommended Land Use Map.
- A. Design new non-residential uses to be sensitive to existing adjacent residential areas (see Compatible Design Section).
 - B. Limit the building height for all commercial or office uses to a maximum of 30 feet from design grade, limited to two stories.
 - C. Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas.



LEGEND

-  PROPERTY BOUNDARY
-  LANDSCAPE BORDER
-  MASONRY WALL
-  5' WROUGHT IRON FENCE

NOTES

- SITE ACREAGE: 0.49 AC
- EXISTING ZONING: O-3 (OFFICE)
- PROPOSED ZONING: P (PARKING ZONE)
- NEW PARKING STALLS IN PROJECT BOUNDARY: 60

0' 20' 40' 80'
 SCALE: 1"=40'-0"
 PROJECT: ALL-01 DATE: 06/26/14
 FILE NAME: ALL-01 SITE 061714-C REV.2WG



Historic Concerns:

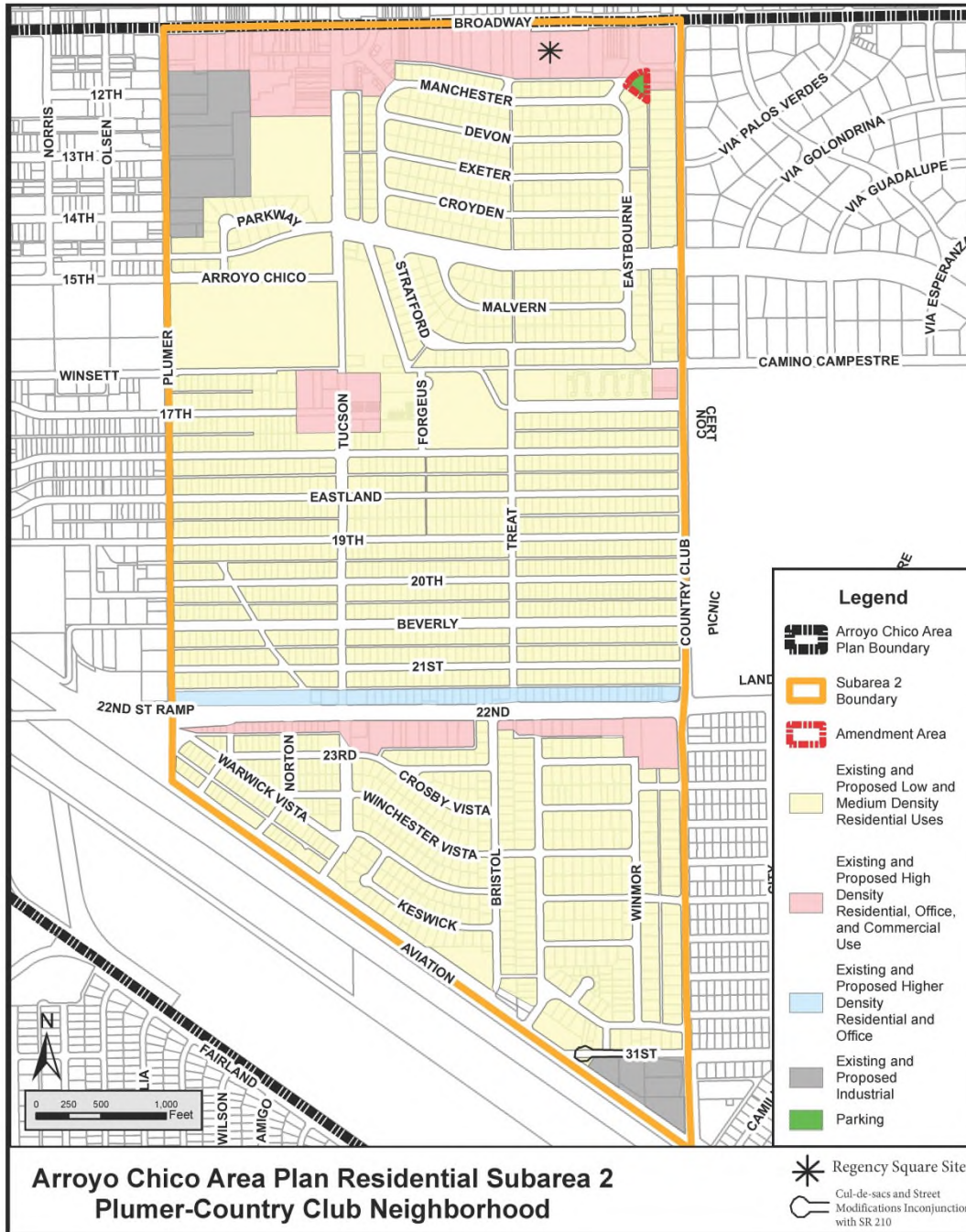
Have been raised regarding the Americana Apartments as an example of 1940's architecture and a possible Josias Joesler design. Current status of the Americana Apartments:

- Not listed in the National Register of Historic Places (NRHP)
- Not located within NRHP Historic District or local HPZ
- Building lacks sufficient historical significance as a stand-alone historic property
- May be eligible for listing as a contributing property to a future Broadmoor-Broadway Village NRHP
- NRHP designation does not prohibit property owner from demolishing said property
- Property owner has obtained COT demolition permit after architectural documentation reviewed for sufficiency by COT Historic Preservation Office; COT PDSD may not legally deny demolition permit.

Plan Policy Direction:

- *Plans* identify Broadway Boulevard as a mixed use corridor which supports redevelopment and revitalization of existing commercial land use that will stabilize and enhance the transition edge when adjacent to residential uses (PT, ACAP, BBVNP)
- *Plans* support opportunities for commercial areas to provide joint access and shared parking when designated to be compatible with adjacent residential uses (PT, ACAP, BBVNP)
- *Plans* support compatibility of nonresidential and adjacent single-family residential uses through buffering techniques and uses between high-density and less intense development to preserve neighborhood single-family residential character while supporting commercial districts along Broadway (PT, ACAP, BBVNP)

Attachment F: Proposed Changes



- Proposed ACAP map designates amendment area parcel as Parking use










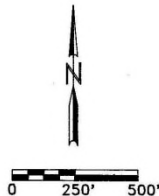


BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN

RECOMMENDED LAND USE MAP

Legend

	Low Density Residential		Parking
	Medium to High Density Residential		Amendment Area
	High Density Residential / Office / Commercial		
	Institutional		
	Drainage / Open Space		



- Proposed *BBVNP* map designates amendment area parcel as Parking use
- Proposed *BBVNP* Nonresidential Policy I.C. adds exemption for amendment site parcel

Broadmoor-Broadway Village Neighborhood Plan

Intent Statement

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- Policy I: Allow new commercial/office development to locate as shown on the Recommended Land Use Map.
- Design new non-residential uses to be sensitive to existing adjacent residential areas (see Compatible Design Section).
 - Limit the building height for all commercial or office uses to a maximum of 30 feet from design grade, limited to two stories.
 - Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas. (Parcel 129-02-0930 is exempted)*

Findings:

- Proposed Land Use Change Consistent w/ Plan Policy Direction:
- Preserves the single-family residential character of the neighborhood by serving as a buffer between commercial and residential uses
- Provides an opportunity to create a stand-alone parking lot that could be used by other adjacent businesses along Broadway Boulevard
- Allows Broadway Village shopping center to create a space for employee parking and allow customers closer parking
- Promotes safety and reduces traffic on Eastbourne and Manchester (as access to proposed lot will be through existing lot to the east).
- Discourages on-street parking within the neighborhood by offering a designated space for overflow parking

- **Staff recommends the Planning Commission forward this Plan Amendment to Mayor and Council with a recommendation to revise the *Arroyo Chico Area Plan* and the *Broadmoor-Broadway Village Neighborhood Plan* to allow a Parking use on the amendment site.**



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